

CONDITIONAL DEVELOPMENT NOTES:

SITE DEVELOPMENT DATA:
 -SITE DEVELOPMENT DATA:
 -TAX PARCELS: 213-371-01 AND 213-076-52
 -EXISTING ZONING: R-3
 -PROPOSED ZONING: UR-2(CD)
 -EXISTING USES: RESIDENTIAL
 -PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
 -MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 48 ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE) AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT. EITHER 400 SQUARE FEET OF PRIVATE OPEN SPACE PER DWELLING UNIT ON EACH UNIT SUBLOT OR TEN PERCENT (10%) OF THE SITE SHALL BE PROVIDED AS USABLE COMMON OPEN SPACE.
 -MAXIMUM BUILDING HEIGHT: UP TO 52 FEET AND THREE (3) STORIES. HEIGHT TO BE MEASURED PER THE ORDINANCE. ANY INCREASE IN BUILDING HEIGHT ABOVE 40 FEET WILL COMPLY WITH SECTION 9.406(2)(A).
 -PARKING: AS REQUIRED BY THE ORDINANCE.)

1. GENERAL PROVISIONS:
 a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN COLLECTIVELY REFERRED TO AS THE "REZONING PLAN" ASSOCIATED WITH THE REZONING PETITION FILED BY BUILDING HOMES DRG GROUP (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 5.92 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF PROVIDENCE ROAD AND ALEXANDER ROAD (THE "SITE").
 b. **ZONING DISTRICT/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING DRIVEWAYS/OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT SITE ELEMENTS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS PROPOSED CHANGES TO THE REZONING PLAN NOT ANTIKIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
 i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 12. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE LIMITED ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS AND STRUCTURES LOCATED ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED UP TO 48 ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE) AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2(CD) ZONING DISTRICT.
 b. THE PROPOSED RESIDENTIAL COMMUNITY WILL PROVIDE EITHER: (i) 80 SQUARE FEET OF PRIVATE OPEN SPACE PER DWELLING UNIT ON EACH UNIT SUBLOT, OR (ii) TEN PERCENT (10%) OF THE SITE SHALL BE PROVIDED AS USABLE COMMON OPEN SPACE.

c. A PORTION OF THE SITE, APPROXIMATELY 50 ACRES, LOCATED ON THE EASTERN BOUNDARY OF THE SITE, AND CONTAINING A PORTION OF AN EXISTING POND MAY BE DEDICATED/CONVEYED TO THE ADJOINING PROPERTY OWNERS.

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM PROVIDENCE ROAD.
 b. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NCDOT.
 c. THE DESIGN OF THE DRIVEWAY INTO THE SITE FROM PROVIDENCE ROAD WILL INCLUDE A MINIMUM OF A 100-FOOT DRIVEWAY STEM AS MEASURED FROM THE PROVIDENCE ROAD RIGHT-OF-WAY TO THE FIRST INTERNAL INTERSECTION (PRIVATE STREET OR DRIVEWAY) AS GENERALLY DEPICTED ON THE REZONING PLAN.
 d. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
 e. PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEASURE TO EXISTING TREES.
 f. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 g. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 h. THE PETITIONER WILL GENERATE VIA FEE SIMPLE CONVEYANCE 90 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF PROVIDENCE ROAD. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE OR PROVIDENCE OR ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 i. THE PETITIONER WILL CONSTRUCT ALL REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT AND NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

4. STREETSCAPE, BUFFER, LANDSCAPING, OPEN SPACE AND SCREENING:

a. ALONG PROVIDENCE ROAD THE SETBACK WILL BE THE EXISTING AND FUTURE RIGHT-OF-WAY LINE OR 30-FEET FROM THE PROPOSED BACK OF CURB WHICHEVER IS GREATER AS GENERALLY INDICATED ON THE REZONING PLAN. PORCHES AND STOODS MAY ENCHOP UP TO SIX (6) FEET INTO THE SETBACK ALONG PROVIDENCE ROAD.
 b. ALONG ALEXANDER ROAD A MINIMUM OF A 25-FOOT SETBACK FROM EXISTING BACK OF CURB WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. PORCHES AND STOODS MAY ENCHOP UP TO SIX (6) FEET INTO THE SETBACK ALONG ALEXANDER ROAD.
 c. THE PETITIONER WILL CONSTRUCT AN 8-FOOT PLANTING STRIP AND A 6-FOOT SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. A PORTION OF THE PLANTING STRIP ALONG PROVIDENCE ROAD MAY BE REDUCED DUE TO EXISTING TOPOGRAPHY AND AN EXISTING GUARDRAIL, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 d. A SIDEWALK CONNECTION FROM EACH UNIT WITH FRONTING ON PROVIDENCE OR ALEXANDER ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN, DUE TO THE EXISTING TOPOGRAPHY OF THE SITE. A SIDEWALK CONNECTION WILL NOT BE REQUIRED FROM UNITS FRONTING ON PROVIDENCE ROAD LOCATED NORTH OF THE PROPOSED ACCESS POINT TO PROVIDENCE ROAD.
 e. A 25-FOOT REAR YARD WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AND A 40-FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 f. A 25-FOOT BUFFER PLANTED TO MEET A CLASS C BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN. A 50-FOOT BUFFER PLANTED TO MEET A CLASS C BUFFER WILL ALSO BE PROVIDED ALONG THE WESTERN AND SOUTHERN PROPERTY LINE. THE LOCATION OF THE BUFFER MAY VARY TO SAVE EXISTING VEGETATION BUT WILL GENERALLY BE LOCATED AT OR NEAR THE PROPERTY LINE, EXCEPT THAT ALONG THE EASTERN PROPERTY LINE WHERE THE PROPERTY LINE WILL BE LOCATED THROUGH THE BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE BUFFER IF A FENCE IS NOT PROVIDED THE WIDTH OF THE BUFFER WILL BE INCREASED TO 34 FEET AND SHRUBS WILL BE PLANTED AS PART OF THE BUFFER. THE NUMBER OF TREES AND SHRUBS WHEN REQUIRED, WILL BE BASED ON THE WIDTH OF THE BUFFER.

5. ARCHITECTURAL STANDARDS:

a. THE RESIDENTIAL DWELLING UNITS WILL HAVE SLAB FOUNDATIONS. THE FOUNDATIONS WILL BE PAIGED FOUNDATIONS COLORED TO BLEND WITH THE COLOR SCHEMES OF THE RESIDENTIAL DWELLING UNITS.
 b. THE ACTUAL SIZES OF THE RESIDENTIAL DWELLING UNITS LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
 c. EACH RESIDENTIAL DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
 d. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD MUST BE RANDED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES. THIS STANDARD WILL NOT APPLY TO UNITS THAT LIE TO EXISTING TOPOGRAPHY ARE LOCATED BELOW THE EXISTING GRADE OF PROVIDENCE ROAD.
 e. FITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO MORE THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 f. USABLE PORCHES AND STOODS SHALL FORM A PROMINENT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING WHEN POSSIBLE. USABLE PORCHES SHALL BE COVERED AND AT LEAST 3 FEET DEEP. STOODS AND ENTRY LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. STOODS ARE NOT REQUIRED TO BE 5' MINIMUM DEPTH BUT SHALL HAVE A COVERING OVER THE ENTRY DOOR. PORCHES AND STOODS FRONTING ON THE INTERIOR PRIVATE STREETS AND PARKING AREAS WILL BE LOCATED BEHIND THE SIDEWALK. UNITS WITH FRONTAGE ONLY ON THE INTERIOR PARKING AREAS OR PRIVATE DRIVES ARE NOT REQUIRED TO PROVIDE A PORCH OR A STOOD.
 g. FOR UNITS THAT HAVE FRONTAGE ON PROVIDENCE ROAD OR ALEXANDER ROAD AND THAT ARE ALSO PROVIDED WITH A DIRECT SIDEWALK CONNECTION TO PROVIDENCE OR ALEXANDER ROAD A PORCH OR STOOD WILL BE LOCATED ON THE BUILDING ELEVATION FACING PROVIDENCE OR ALEXANDER ROAD.
 h. CORNER UNITS FRONTING PUBLIC STREETS SHALL HAVE EASEMENTS FROM A FRONT OR REAR STOOD AND PORCH OR OTHERWISE PROVIDE WINDOWS OR OTHER ARCHITECTURAL DETAILS TO LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 20 FEET ON EACH LEVEL OF THE UNIT, IF A PORCH IS UTILIZED, IT MAY BE LOCATED ON THE SECOND STORY OF SUCH UNIT. LANDSCAPING, WHICH SHALL INCLUDE A MINIMUM OF 0' 5" TALL EVERGREEN TREES, MAY BE USED TO MEET THIS REQUIREMENT ON THE 1ST FLOOR.
 i. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
 j. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
 k. WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 l. RESIDENTIAL BUILDINGS THAT ARE ADJACENT TO AND FRONT A PUBLIC STREET SHALL NOT CONTAIN MORE THAN 5 INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT DO NOT FRONT A PUBLIC STREET OR BUILDINGS THAT ARE ADJACENT AND PERPENDICULAR TO A PUBLIC STREET.
 m. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
 n. VINYL, FIBER MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDINGS CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
 o. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PLASTERS, PILARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT NECESSARILY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 b. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO AND INCLUDING PROVIDENCE ROAD. IF THE EXISTING STORM WATER CONVEYANCE IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNERS) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
 c. THE EXISTING POND LOCATED ON THE SITE WILL BE PRESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN OR DEDICATED TO ADJACENT OWNERS WHOSE PROPERTY ALSO INCLUDES THE POND.
 d. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE FINAL LOCATION OF THE REQUIRED TREE SAVE AREAS WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. TREE SAVE AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE TREE ORDINANCE.

7. LIGHTING:

a. ALL PREEXISTING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21 FEET IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARD DIRECTED.
 b. THE PETITIONER WILL WORK WITH CDOT AND NCDOT TO PROVIDE PEDESTRIAN SCALE LIGHTING FIXTURES ALONG THE SITES PROVIDENCE ROAD AND ALEXANDER ROAD FRONTAGES. THE LOCATION AND NUMBER WILL BE DETERMINED DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE.

8. CATS:

a. THE PETITIONER SHALL PROVIDE AN ADA COMPLIANT BUS PASSENGER WAITING PAD ON PROVIDENCE ROAD SUBJECT TO CATS APPROVAL. THE EXACT LOCATION SHALL BE DETERMINED DURING THE CITY'S LAND DEVELOPMENT PERMITTING PROCESS AND WILL BE REVIEWED AND COORDINATED WITH NCDOT. THE LOCATION OF THE BUS PASSENGER WAITING PAD WILL ALLOW FOR A CONNECTION TO THE PROPOSED SIDEWALK ALONG PROVIDENCE ROAD TO PROVIDE A SAFE PEDESTRIAN ACCESS TO THE INTERSECTION OF PROVIDENCE AND ALEXANDER ROAD.

9. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN, AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

GUARDRAIL HEIGHT TO BE VERIFIED AND ADJUSTED AS NECESSARY TO MEET STANDARD HEIGHT FOR SAFETY

PROP. 6' SIDEWALK TO PROPERTY LINE 1' OFF GUARDRAIL

PROP. 6' SIDEWALK W/8' PLANTING STRIP IF 2' BEHIND SIDEWALK CAN NOT BE PROVIDED, AN EASEMENT WILL BE REQUIRED

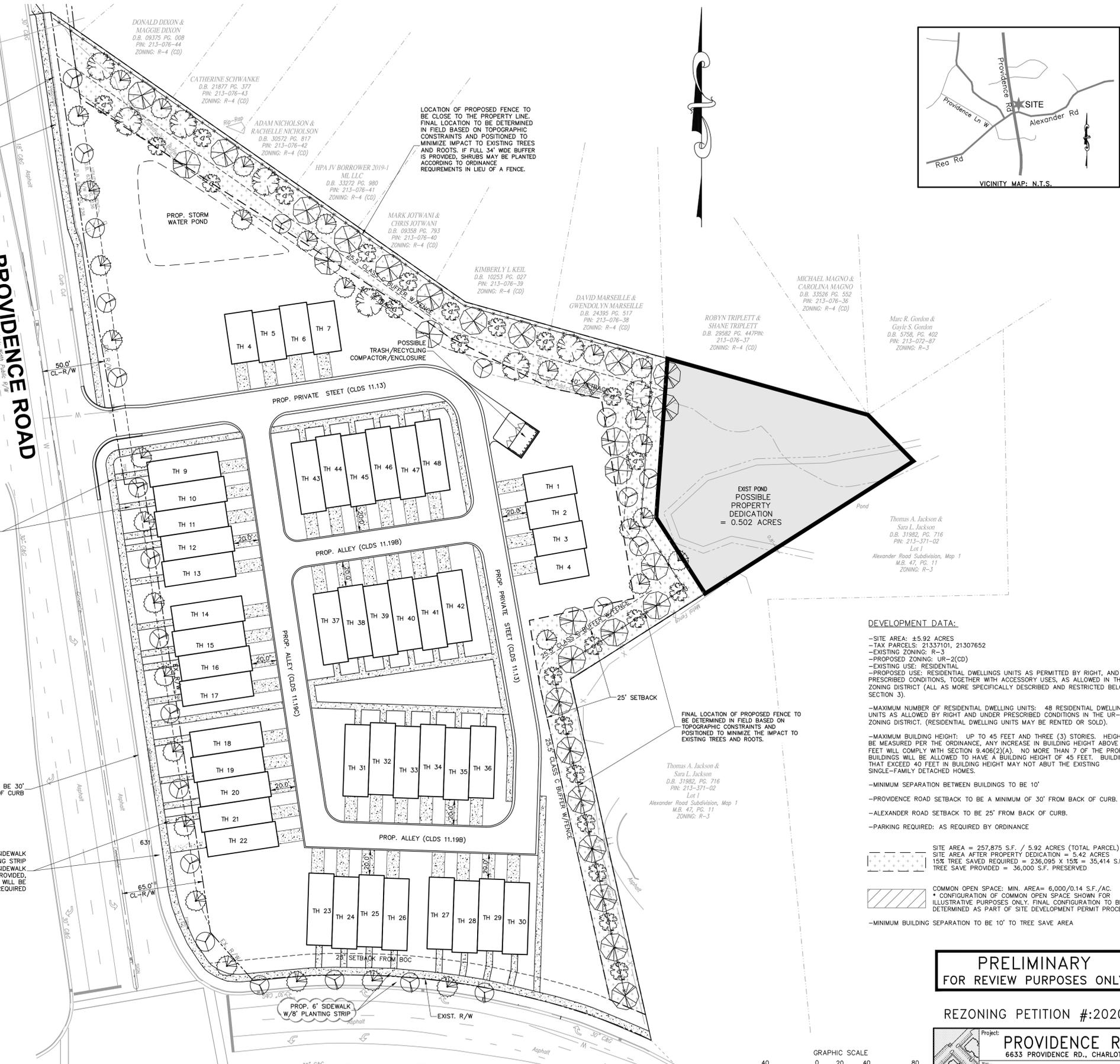
SETBACK TO BE 30' FROM BACK OF CURB

PROP. 6' SIDEWALK W/8' PLANTING STRIP IF 2' BEHIND SIDEWALK CAN NOT BE PROVIDED, AN EASEMENT WILL BE REQUIRED

PROVIDENCE ROAD

ALEXANDER ROAD

Variable Width Public R/W



LOCATION OF PROPOSED FENCE TO BE CLOSE TO THE PROPERTY LINE. FINAL LOCATION TO BE DETERMINED IN FIELD BASED ON TOPOGRAPHIC CONSTRAINTS AND POSITIONED TO MINIMIZE IMPACT TO EXISTING TREES AND ROOTS. IF FULL 34' WIDE BUFFER IS PROVIDED, SHRUBS MAY BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS IN LIEU OF A FENCE.

FINAL LOCATION OF PROPOSED FENCE TO BE DETERMINED IN FIELD BASED ON TOPOGRAPHIC CONSTRAINTS AND POSITIONED TO MINIMIZE THE IMPACT TO EXISTING TREES AND ROOTS.

DEVELOPMENT DATA:

- SITE AREA: ±5.92 ACRES
- TAX PARCELS: 21337101, 21307652
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-2(CD)
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: 48 RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT. (RESIDENTIAL DWELLING UNITS MAY BE RENTED OR SOLD).
- MAXIMUM BUILDING HEIGHT: UP TO 45 FEET AND THREE (3) STORIES. HEIGHT TO BE MEASURED PER THE ORDINANCE, ANY INCREASE IN BUILDING HEIGHT ABOVE 40 FEET WILL COMPLY WITH SECTION 9.406(2)(A). NO MORE THAN 7 OF THE PROPOSED BUILDINGS WILL BE ALLOWED TO HAVE A BUILDING HEIGHT OF 45 FEET. BUILDINGS THAT EXCEED 40 FEET IN BUILDING HEIGHT MAY NOT ABUT THE EXISTING SINGLE-FAMILY DETACHED HOMES.
- MINIMUM SEPARATION BETWEEN BUILDINGS TO BE 10'
- PROVIDENCE ROAD SETBACK TO BE A MINIMUM OF 30' FROM BACK OF CURB.
- ALEXANDER ROAD SETBACK TO BE 25' FROM BACK OF CURB.
- PARKING REQUIRED: AS REQUIRED BY ORDINANCE

SITE AREA = 257,875 S.F. / 5.92 ACRES (TOTAL PARCEL)
 SITE AREA AFTER PROPERTY DEDICATION = 5.42 ACRES
 15% TREE SAVED REQUIRED = 236,095 X 15% = 35,414 S.F.
 TREE SAVE PROVIDED = 36,000 S.F. PRESERVED

COMMON OPEN SPACE: MIN. AREA = 6,000/0.14 S.F./AC
 CONFIGURATION OF COMMON OPEN SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL CONFIGURATION TO BE DETERMINED AS PART OF SITE DEVELOPMENT PERMIT PROCESS.

-MINIMUM BUILDING SEPARATION TO BE 10' TO TREE SAVE AREA

PRELIMINARY FOR REVIEW PURPOSES ONLY

REZONING PETITION #:2020-103

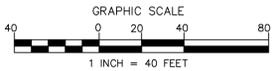
Project: **PROVIDENCE ROAD**
 6633 PROVIDENCE RD., CHARLOTTE, NC

Title: **REZONING PLAN**

File #: 2020-02-RDWG Date: 10/12/20 Project Egr: BTU
 LL: ISAACS GROUP Design By: BTU
 CIVIL ENGINEERING DESIGN AND SURVEYING Drawn By: CBH
 Scale: 1"=40'

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C1.0



NO.	BY	DATE	REVISION
1	FBL	1/11/21	PER CITY COMMENTS